

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
DECEMBER 3, 2013 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Kimenker, Somers, Brady, Everett
Alternates Present: Ackerman, Levenson, Brewer
Absent:
Staff: Quinn, Galetta

Chairperson Moriarty called the meeting to order at 7:03 p.m.

MOTION: To waive the reading of the hearing procedure.

Motion made by Kimenker, seconded by Everett, so voted unanimously.

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC13-39 – 52 Pearl Street; Caroline & Steven Young, owners/applicants; Replace windows.
PIN #261914424737 – Continued

Steven Young, who along with his wife Caroline Young owns the property at 52 Pearl Street, presented to the Commission to propose the replacement of windows on the main house. He has chosen to use an Anderson A-Series, clad window that is black. The windows requested will be six over one with simulated divided lites. The top sashes will remain six lites but the bottom sashes will change to a one lite. This change is an aesthetic choice by the owner who feels the six over one window is more historically accurate. The applicant explained that the trim detail is important and he demonstrated how he proposes to apply the new window trim using a mark-up detail he created. The Commission felt that a six over one window was an appropriate choice and noted that this style of window was approved recently for a nearby home. Staff noted that there have been no recent HDC applications for window replacement with regard to the subject property.

The following exhibits were presented:

- Photographs
- Trim detail
- Window detail

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:20 p.m.

HDC 13-40 – 8 Latham Street; William O'Donnell & Monica Bean, owners; Peter Springsteel, applicant; Addition & renovations. PIN #261806392902

Peter Springsteel presented to the Commission for William O'Donnell and Monica Bean who are the owners of 8 Latham Street. The house is over 100 years old and currently has asbestos siding that will be removed. Also being removed is a 2-story deck on the south side of the house. The deck, which is prominently located, can be seen from Latham Street and from High Street. The house is a 2-family dwelling which the owners plan to renovate into a single family residence. The plan is to replace the deck with a 2-story, L-shaped addition. There will be a

porch added to the front. The existing front door and casing will remain and a pediment will be added. The back will have a 2-story porch. A brick veneer will be used on the addition to mimic the existing brick foundation. A picket fence trash enclosure will also be added. The proposed windows are Aztec with historic sills and casings. There are no corner boards on the house now, but the applicant is confident a covered corner board exists, which he plans to expose the side the house with HardiePlank. A new roof will be added with architectural shingles to match the existing roof color. Additionally, all the windows will be replaced using a Marvin Integrity, clad window with divided lites.

The following exhibits were presented:

- Plot Plan
- Photographs
- Architectural drawings

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:33 p.m.

The public hearing portion of the meeting was closed at 7:35 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC13-39 – 52 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Kimenker seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1917

HDC 13-40 – 8 Latham Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Kimenker, so voted unanimously. Issued Certificate of Appropriateness #1918

III. PRE-APPLICATION HEARINGS

Peter Springsteel appeared before the Commission regarding 23 West Main Street currently owned by Jerome Properties I LLC. This is a minor renovation project for the building formerly housing the Cooper Shoppe. Approval was previously given for a restaurant with an addition on the second floor. That plan has been abandoned and will not be moving forward. The applicant is presenting a proposal for a residential stairway that will share an entrance with the retail shop. Currently the apartment is accessed from an outside stairway in the back. The plan is to change the retail door layout from a double with side lites to a single with side lites. Next to the retail entrance there will be a six panel door that will open into a vestibule to go upstairs to the apartment. The Commission was concerned about the retail and residential doors not matching. The outer staircase in back will remain for now, but it may be changed in the future because the Fire Marshal will allow one entrance as long as there is an enclosed stairwell. The Commission felt the aesthetics of the building would be better if the retail door and the residential door matched.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF November 19, 2013

MOTION: To approve the minutes of November 19, 2013.

Motion made by Somers, seconded by Moriarty, so voted 4 in favor, 0 against, 1 abstention (Kimenker). Motion carried.

VI. OLD BUSINESS – None

VII. NEW BUSINESS

Dr. Andrea Ackerman has been elected to the Board of Education and is attending her final meeting as a member of HDC. The Commission thanked her for her service on the Commission and wished her well.

VIII. ADJOURNMENT

Motion to adjourn at 7:54, made by Kimenker, seconded by Everett, so voted unanimously.

Historic District Commission

Prepared by Lynda Galetta, Office Assistant II